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State of South Carolina,  
County of Greenville.

Know all men by these presents that We, W.D. Parrish and T.C. Gower, of the City of Greenville and Said County and State, in consideration of the sum of ten dollars to us in hand paid at and before the sealing and delivery of these presents by Preston Harley (the receipt whereof is hereby acknowledged) and for divers other good and valuable considerations, have granted, bargained, sold and released and by these presents do Grant, bargain, sell and release unto the said Preston Harley all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, at or near the corporate limits of the City of Greenville, known and designated as lot numbered ten (10) on a plat of Mrs. H.D. Wilkins' property made by R.E. Dalton, dated March 1924, and recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "F" at page 209, and having, according to said plat, the following metes and bounds, to-wit: beginning at an iron pipe on the West side of Elm Street, three hundred and fifteen (315) feet northward from the north side of Otis Street (said pipe being on the north-east corner of lot No. 11 on said plat), and running thence along Elm Street N. 18° W. sixty-three (63) feet to an iron pipe on the south-east corner of lot No. 9 (said pipe being 92 feet from the south side of Wilkins Street); thence S. 72° W. one hundred and fifty-five (155) feet along line of lot No. 9 to an iron pipe on line of lot No. 22; thence S. 15° 45' E. sixty-three and five-one-hundredths (63.05)

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feet along lines of Lots Nos. 22 and 21 to an iron pipe on joint corner of lots Nos. 10, 11, 20 and 21; thence N. 72° E. one hundred and fifty-seven and one-half (157.5) feet along line of lot No. 11 to the beginning corner; this being one of the lots conveyed to us, the said W.D. Parrish and T.C. Gower, by Title Guarantee & Trust Co., as Trustee, by deed dated May 10, 1924, and recorded in said office in Deed Book No. 100, at page 272.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Preston Harley his heirs and assigns forever: subject, however, to the following conditions and restrictions, to-wit:

(1) Said lot shall be used exclusively for residential purposes for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property undesirable for residential purposes.

(2) No building (other than outbuildings appurtenants to a dwelling) costing less than three thousand dollars (\$3,000.00) shall be erected on said lot or any part thereof; nor shall any building be erected thereon within thirty (30) feet of Elm Street, and any building erected thereon shall face Elm Street. Said lot shall not be recut or subdivided so as to face in any other direction than as shown on said plat.

(3) No surface closet, or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers.

(4) Said Title Guarantee & Trust Co. has reserved to itself and to all persons who may own lots in this subdivision and may be interested in the maintenance of the sewer which has been laid across the lot hereby conveyed, and to their successors, heirs and assigns, and their tenants, agents and employees, an easement or right-of-way eight (8) feet in width along and adjacent to the line of said sewer; with the privilege of entering upon said right of way at any and all reasonable times and freely to pass and repass on foot and with animals and vehicles, loaded and otherwise, through and over the same, for the purpose of maintaining, repairing and replacing said sewer from time to time as they may desire; it being agreed that the owner of the land hereby conveyed shall be compensated for unnecessary damage caused by said repairs and may connect with said sewer free of charge; provided such connection be made in compliance with the rules and regulations of the City of Greenville.

The purchase price of said land has been reduced materially because of the foregoing conditions, which are not conditions subsequent, but are to be deemed covenants running with the land and binding all occupants and owners thereof. They may be enforced by appropriate proceedings by any owner or occupant of any lot of land shown on said plat, as well as by this Grantor and by the said Title Guarantee & Trust Co., since they are for the benefit of all persons in the neighborhood. By accepting this deed, said grantee binds himself to comply with all of said conditions.

And we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Preston Harley and his heirs and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(Over)